

104.0

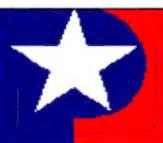
0005

0001.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
681,300 / 681,300
681,300 / 681,300
681,300 / 681,300
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		OLD COLONY RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SURVELAS JOHN J & J ELAINE	
Owner 2:	
Owner 3:	

Street 1: 46 OLD COLONY RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R0	LARGE LOT	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor
101	One Family		7289	Sq. Ft.	Site		0

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7289.000	234,200		447,100	681,300		67082
							GIS Ref
							GIS Ref
							Insp Date
							09/27/18

Total Card	0.167	234,200		447,100	681,300	Entered Lot Size
Total Parcel	0.167	234,200		447,100	681,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	425.81	/Parcel:	425.81	Land Unit Type:
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Parcel ID: 104.0-0005-0001.B

18285!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	234,200	0	7,289.	447,100	681,300		Year end	12/23/2021
2021	101	FV	234,200	0	7,289.	447,100	681,300		Year End Roll	12/10/2020
2020	101	FV	234,200	0	7,289.	447,100	681,300	681,300	Year End Roll	12/18/2019
2019	101	FV	222,600	0	7,289.	447,100	669,700	669,700	Year End Roll	1/3/2019
2018	101	FV	222,600	0	7,289.	383,200	605,800	605,800	Year End Roll	12/20/2017
2017	101	FV	222,600	0	7,289.	357,700	580,300	580,300	Year End Roll	1/3/2017
2016	101	FV	222,600	0	7,289.	306,600	529,200	529,200	Year End	1/4/2016
2015	101	FV	204,900	0	7,289.	274,600	479,500	479,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	794-152		1/1/1901	Family	V Tst Verif Notes

BUILDING PERMITS							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip
							Comment

ACTIVITY INFORMATION							
Date	Result	By	Name				
9/27/2018	MEAS&NOTICE	CC	Chris C				
2/27/2009	Meas/Inspect	163	PATRIOT				
10/27/1999	Meas/Inspect	264	PATRIOT				
12/1/1981		MM	Mary M				

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289	Sq. Ft.	Site		0	70.	0.88	4										447,069						447,100	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Average			PDAS.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:		%		OthrFix:	Rating:																						
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl: 2	Rating: Average																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C - Average				CONDOS INFORMATION																							
Year Blt: 1968	Eff Yr Blt:			Location:																							
Alt LUC:	Alt %:			Total Units:																							
Jurisdct:	Fact:	.		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26. %		Functional:				No Unit	RMS	BRS	FL																
Prim Int Wal 1 - Drywall				Economic:				1	8	3																	
Sec Int Wall:		%		Special:																							
Partition: T - Typical				Override:																							
Prim Floors: 3 - Hardwood				Total:	26.4 %			Totals																			
Sec Floors:		%						1	8	3																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten	
Bsmnt Gar: 1				Size Adj.: 1.35000002												FFL	First Floor	1,080	128.240	138,496	LLV	100	FLA	50	G		
Electric: 3 - Typical				Const Adj.: 0.99989998												LLV	Lower Level	1,040	84.400	87,772							
Insulation: 2 - Typical				Adj \$ / SQ: 128.237												WDK	Deck	240	10.170	2,440							
Int vs Ext: S				Other Features: 89500																							
Heat Fuel: 1 - Oil				Grade Factor: 1.00																							
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100	% AC:			LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 318208																							
% Com Wal	% Sprinkled			Depreciation: 84007																							
				Depreciated Total: 234201								WtAv\$/SQ:	AvRate:	Ind.Val:													
												Juris. Factor:		Before Depr:	128.24												
												Special Features:	0	Val/Su Net:	99.24												
												Final Total:	234200	Val/Su SzAd:	216.85												
MOBILE HOME				Make:		Model:		Serial #:			Year:		Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 104.0-0005-0001.B												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
1	Metal Shed	D	Y	18X8		A	PR	1970	0.00	T	62.7	101															
More: N	Total Yard Items:													Total Special Features:					Total:								